

**Zoning Case No. C14-2014-0172**

**STREET DEED**

**STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF TRAVIS**

§

§

That EuroAmerican Holdings, LTD, a Texas limited partnership, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, a Texas home-rule city and municipal corporation, situated in Travis, Williamson and Hays Counties, Texas, hereinafter referred to as "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day granted, sold and conveyed, and by these presents do hereby grant, sell and convey, unto Grantee, for street purposes, the following described property:

825 square feet of land out of the August Herold Survey No. 59, in Travis County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed;

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor have caused this instrument to be executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR:**

**EUROAMERICAN HOLDINGS, LTD**, a Texas limited partnership

By: **GITTY, LLC**, a Texas limited liability company, its general partner

\_\_\_\_\_  
**JEAN PELISSERO**  
Managing Member

**THE STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2015, by Jean Pelissero, Managing member of Gitty, LLC, a Texas limited liability company, general partner of EuroAmerican Holdings, LTD, a Texas limited partnership, on behalf of the partnership.

\_\_\_\_\_  
Notary Public, State of Texas

**ADDRESS OF GRANTEE:**

P.O. Box 1088  
Austin, Texas 78767

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

EXHIBIT " "

Right-of-Way Dedication  
Wier Hills Road**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR 825 SQUARE FEET OF LAND OUT OF THE AUGUST HEROLD SURVEY NO. 59, TRAVIS COUNTY, TEXAS; BEING A PORTION TRACT 1, EADS ACRES, A SUBDIVISION AS RECORDED IN BOOK 79, PAGE 166 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO EUROAMERICAN HOLDINGS, LTD., BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2008203722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 825 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found with cap stamped "McAngus" on the west right-of-way line of Wier Hills Road, at the southeast corner of the above described Tract 1, Eads Acres, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southerly line of said Tract 1, Eads Acres, N54°10'40"W a distance of 1.56 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the southwest corner of the herein described tract, from which a 1-1/2" iron pipe found at an angle point on the southerly line of said Tract 1, Eads Acres bears N54°10'40"W a distance of 274.90 feet;

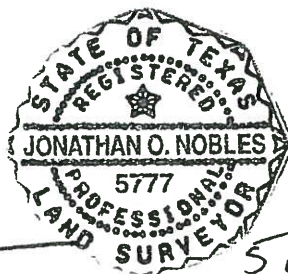
THENCE, over and across said Tract 1, Eads Acres, N27°11'19"E a distance of 313.75 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the northerly line of said Tract 1, Eads Acres, for the northwest corner of herein described tract, from which a cotton gin spindle found at an angle point in the northerly line of said Tract 1, Eads Acres bears N58°18'08"E a distance of 407.47 feet;

THENCE, with the northerly line of said Tract 1, Eads Acres, S58°18'08"E a distance of 3.73 feet to a ½" iron rod found with cap stamped "McAngus" at the northeast corner of said Tract 1, Eads Acres, for the northeast corner of the herein described tract, from which a ¾" iron pipe found at the southeast corner of a 2.310-acre tract as conveyed to Harold B. Wier by


deed of determinable life estate recorded in Volume 12788, Page 2238 of the Real Property Records of Travis County, Texas, bears S58°18'08"E a distance of 13.32 feet;

THENCE, with the east line of said Tract 1, Eads Acres, S27°35'10"W a distance of 313.70 feet to the POINT OF BEGINNING, and containing 825 square feet (0.019 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on May 21, 2015 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this description.



  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

  
Date

Client: Hopper Communities  
Date: May 21, 2015  
Job No.: 0A760-0003-00-550  
FB: 657/80  
File: J:\Projects\760...\0003-00...\Survey\Legal\A760-0003-01-825 SQ FT-FN.doc  
TCAD Map No. 0402400514  
Austin Grid: B-21

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND  
(UNLESS NOTED)
- ⊛ COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD SET W/CAP  
STAMPED "TERRA FIRMA"
- ( ) RECORD INFORMATION  
(Vol. 12788, Pg. 2238)
- [ ] RECORD INFORMATION  
(Bk. 79, Pg. 166)

AREA OF RIGHT-OF-WAY  
TO BE DEDICATED  
825 SQ. FT.

TRACT 1

EADS ACRES  
Bk. 79, Pg. 166

HAROLD B. WEIR  
(2.310 AC.)  
Vol. 12788, Pg. 2238

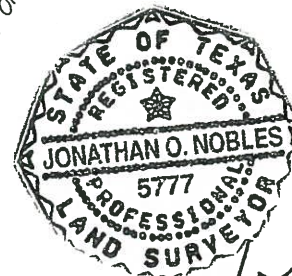
PROPOSED  
R.O.W. DEDICATION  
2,944 SQ. FT.

LOT 1, BLOCK B  
LANTANA PHASE 1,  
SECTION 1  
Doc. No. 200000150

LOT 2, BLOCK B  
LANTANA SECTION 4  
Doc. No. 200600368

1-1/2"  
N 54°10'40" W 276.46'  
[N 52°13' W 276.57']  
LOT 1, BLOCK A  
COUNTY AIRE II  
Doc. No. 200100289

Point of  
Beginning



Jon O. Nobles  
5/22/2015

## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

Client : Hopper Communities  
Date : May 21, 2015  
Office : J. Nobles, M. Carney  
Crew : R. Meyer, R. Winans, H. Fernandez  
F.B. : 657/80  
Job No : 0A760-0003-00-550  
File : J:\Projects\A760\003-00\Survey\Drawing Files\550\A760-0003-00\_Tract 1-ROW.dwg  
J:\Projects\A760\003-00\Survey\Point Files\A760-0003-00.crd



**JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Boulevard, Suite 400 • Austin, Texas 77081 • 512.441.9493

**terra  
firma**

LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101

1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744  
TEL (512) 328-8373 • FAX (512) 445-2286

**AFTER RECORDING RETURN TO:**

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal